

**CONSTRUCTION BOARD OF APPEALS
AND PUBLIC HEARING MINUTES**

September 08, 2014
Council Chambers

1. Call to Order

Meeting called to order at 5:00 p.m.

2. Roll Call:

Present: Commissioner George O'Dell
Commissioner Dave Swartout
Chairman Matt Notario

3. Pledge of Allegiance:

Guests: Jim Jacobs, Jeremy Smart, Kenyon Calender, Dustin Leach.

Staff: Following members of Building/Zoning Department were present:

Keith A. Woodcock, Building Official / Zoning Administrator
Denise Palmer, Administrative Assistant
Dan Swallow, Director of Economic & Community Development

4. Consent Agenda

Minutes & Agenda:

A motion was made by Commissioner O'Dell to approve tonight's agenda and the minutes of the April 10, 2014 CBA meeting. Second by Commissioner Swartout.

Motion carried unanimously.

5. New Business

- A. Chairman Notario informed the applicant the Plumbing / Mechanical Contractor representative on the board is vacant due to a death. The alternate, Dave Swartout, is a licensed Residential Builder.**

The applicant has the option to accept the alternate member or delay the hearing until the city of Monroe finds a permanent replacement to the board position.

The applicant wished to proceed.

**B. Appeal # CBA 14 -002 – 68-84 West Front Street , Monroe, Michigan
Parcel # 29-00441-000.**

Owner: JDK, LLC

JDK, LLC 974 Will Carleton Road, Carleton Michigan, 48117, for the Building at 68-84 West Front Street is appealing the City of Monroe Building Department's Code Interpretation of the 2009 Michigan Building Code, § 1009 Stairways, 1009.4, Stairs, Treads and Risers, for the Exterior Staircase on the North Elevation of the Building. Pursuant to § 113 of the 2009 Michigan Building Code and MCL 125.1514 (1) as well as Monroe Code Ordinance Chapter 22, Article X, § 22-35. This application for appeal is based on a claim that the true intent of the code has been incorrectly interpreted. The City of Monroe Building Department's position is that this staircase does not meet the Dimensional Requirements of § 1009, Stairways of the 2009 Michigan Building Code.

Staff Report:

The staff report was read into the record by Ms. Palmer.

Applicant Comments:

Jim Jacobs, Architect for the applicant had some photos of the property in previous years. Discussion was held on Rise and Run of the stairs. Mr. Jacobs gave his interpretation of the issues that are presented as the Architect. Occupant load was discussed. The applicant wants the staircase to be viewed as an accessory use.

With no one else wishing to speak Chairman Notario opened the public hearing.

Public Hearing

Dustin Leach, Riverbank Wealth Management. They have five employees and very little use of the back entrance. All of their customers come in the front entrance.

With no one else wishing to speak Chairman Notario closed the public hearing.

Board Discussion

Discussion was held on occupant load for each floor.

A and B uses were discussed.

Discussion was held on which offices exit onto the rear balcony.

Commission Action

Chairman Notario made a motion to recommend the building department review the revisions from the architect to redefine the compliance of egress from the first floor and to eliminate the "B" use requirement of the rear exterior staircase. Second by Commissioner Swartout.

Motion carried unanimously.

6. Old Business

None

7. Communications

None

8. Public Comments

None

9. Adjournment

A motion to adjourn was made by Commissioner O'Dell and second by Commissioner Swartout.

Motion carried unanimously

The meeting was adjourned at 5:30PM